



www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Hervey Park Road, London, E17 6LJ
Offers In Excess Of £635,000

Nestled on the charming Hervey Park Road in Walthamstow, this delightful Victorian house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest. The well-appointed reception room offers a welcoming space for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is its chain-free status, allowing for a smooth and efficient purchase process. The property is ideally located within walking distance of Blackhorse Road Station, ensuring easy access to public transport and the vibrant amenities of London.

Additionally, this house offers potential for extension, subject to planning permission, allowing you to tailor the space to your personal needs and preferences. Whether you envision a larger living area or an additional bedroom, the possibilities are exciting.

This Victorian gem combines classic charm with modern convenience, making it a perfect choice for those seeking a comfortable and stylish home in a sought-after location. Don't miss the chance to make this property your own.

Tenure & Council Tax
Tenure: Freehold
Council Tax Band: C
Annual Council Tax Estimate: £1932

Hallway
2'8" x 12'10" (0.82 x 3.92)
Single radiator and laminate flooring.

Ground Floor Bathroom
6'11" x 5'4" (2.11 x 1.65)
Double glazed window to rear aspect, tiled walls and flooring, single radiator, extractor fan, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap and vanity under, low level flush w/c.

Reception One
9'4" x 11'3" (2.85 x 3.43)
Double glazed window to front aspect, laminate flooring, TV aerial and phone point, power points.

Reception Two
8'7" x 12'11" (2.63 x 3.96)
Double glazed window to rear aspect, laminate flooring, TV aerial and phone point, power points.

Kitchen
5'2" x 6'10" (1.59 x 2.10)
Double glazed window to side aspect, tiled walls and flooring, range of base & wall units with roll top work surfaces, integrated cooker wit gas oven and hob, extractor wit hood, sink with drainer unit, space for fridge freezer, plumbing for washing machine, integrated dishwasher and power points.

Bedroom One
8'11" x 13'1" (2.72 x 4.00)
Double glazed window to rear aspect, double gas heated radiator, carpeted flooring, fitted wardrobes and power points.

Bedroom Two
9'10" x 13'0" (3.00 x 3.97)
Double glazed window to front aspect, double gas heated radiator, carpeted flooring, fitted wardrobes and power points.

